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# State of New Hampshire Department of Revenue Administration

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MUNICIPAL AND PROPERTY  
DIVISION  
Stephan W. Hamilton  
Director

David M. Cornell  
Assistant Director

May 23, 2014

Town of Mason  
Board of Selectmen  
16 Darling Hill Road  
Mason, NH 03048

RE: 2013 Assessment Review

Honorable Members of the Board of Selectmen:

The New Hampshire Department of Revenue Administration has completed its review based on the six assessment areas specifically identified in RSA 21-J:11-a and RSA 21-J:14-b I. (c).

They are:

- A. Level of assessments and uniformity of assessments are within acceptable ranges as recommended by the Assessing Standards Board by considering, where appropriate, an assessment-to-sales-ratio study conducted by the Department for the municipality;
- B. Assessment practices substantially comply with applicable statutes and rules;
- C. Exemption and credit procedures substantially comply with applicable statutes and rules;
- D. Assessments are based on reasonably accurate data;
- E. Assessments of various types of properties are reasonably proportional to other types of properties within the municipality; and,
- F. For all revaluations including full revaluations, partial revaluations, cyclical revaluations and statistical updates conducted on or after the April 1, 2006 assessment year by either an independent contractor or an in-house assessor, a report based on the most recent edition of the Uniform Standards of Professional Appraisal Practice (USPAP) Standard 6 shall be produced.

TDD Access: Relay NH 1-800-735-2964

*Individuals who need auxiliary aids for effective communication in programs and services of the Department of Revenue Administration are invited to make their needs and preferences known to the Department.*

In accordance with RSA 21-J:11-a, II, the Department shall report its findings to the Assessing Standards Board and the municipality.

We are pleased to report that you met most of the above standards adopted by the Assessing Standards Board (ASB), with the exception of the following:

Item A, 1 The Median still needs some work in order to comply with applicable statutes and rules. Attached please find the Department's worksheets indicating areas that should be addressed.

Item B 4c Current Use still need some work in order to comply with applicable statutes and rules. Attached please find the Department's worksheets indicating areas that should be addressed.

Item C.1a - Credit procedure still need some work in order to comply with applicable statutes and rules. Attached please find the Department's worksheets indicating areas that should be addressed.

Item C.1b – Exemption procedures still need some work in order to comply with applicable statutes and rules. Attached please find the Departments' worksheets indicating areas that should be addressed.

Item F. 1 The Uniform Standards of Professional Appraisal Practice (USPAP) still need some work in order to comply with applicable statutes and rules. Attached please find the Department's worksheets indicating areas that should be addressed.

Prior to the release of this report to the ASB you will have an opportunity to respond to any DRA recommendations made. Your response should be made within 30 days of the date of this letter. We will be in contact with you to schedule a meeting to review this report. We are available to provide assistance to you, if needed.

We would like to thank the staff members who assisted with information retrieval as well as your understanding and cooperation.

I would like to take this opportunity to remind you that pursuant to RSA75: 8-a Five-Year Valuation as well as Part 2 [Art.] 6. [Valuation and Taxation.] of the State Constitution your next town-wide reappraisal must be completed no later than 2016.

If you have any questions, feel free to contact me.

Sincerely,



Stephan W. Hamilton, Director  
Municipal and Property Division